

**ORDINANCE NO. 20230720-174**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 506 AND 508 WEST AVENUE FROM DOWNTOWN MIXED USE (DMU) BASE DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from downtown mixed use (DMU) base district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-2022-0102, on file at the Planning Department, as follows:

0.5685 acres of land out of OUTLOT 11, DIVISION “Z” of the GOVERNMENT OUTLOTS adjoining the ORIGINAL CITY OF AUSTIN, Travis County, Texas, as shown on the map or plat thereof on file in the General Land Office of the State of Texas, and being all of that 0.350 acre tract of land described in Document No. 2019004862, Official Public Records of Travis County, Texas, and being all of that 0.218 acre tract of land described in Document No. 2018065852, Official Public Records of Travis County, Texas, said 0.5685 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 506 and 508 West Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses on the Property:

Alternative financial services	Carriage stable
Convention center	Cocktail lounge

(B) A building setback shall be established and maintained along the south property line, measuring as follows:

- (1) 25-feet wide, excluding the western most 106.6 feet; and
- (2) 5-foot wide, excluding the eastern most 70 feet.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on July 31, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, July 20\_\_\_\_\_, 2023

§  
§  
§ Kirk Watson  
Kirk Watson  
Mayor

**APPROVED:** Anne L. Morgan  
Anne L. Morgan  
City Attorney

**ATTEST:** Myrna Rios  
Myrna Rios  
City Clerk

## EXHIBIT A

### Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5685 ACRE (24,764 SQUARE FEET), BEING OUT OF OUTLOT NO. 11, DIVISION "Z" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF A CALLED 0.350 ACRE TRACT CONVEYED TO 506 WEST AVENUE, LP, IN DOCUMENT NO. 2019004862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.218 ACRE TRACT CONVEYED TO 506 WEST AVENUE, LP, IN DOCUMENT NO. 2018065852 (O.P.R.T.C.T.), SAID 0.5685 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
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**BEGINNING**, at a PK nail found in the west right-of-way line of West Avenue (80' right-of-way), and being at the northeast corner of the Austin City Lofts Condominiums, recorded in Document No. 2003297800 (O.P.R.T.C.T.), and being the southeast corner of said 506 West 0.218 acre tract, for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the west right-of-way line of said West Avenue, with the common line of said Austin City Lofts Condominiums and said 506 West 0.218 acre tract, **N73°24'59"W**, a distance of **175.98** feet to a calculated point (could not be set) for the southwest corner hereof;

**THENCE**, with the west line of said 506 West 0.218 acre tract, in part with the north line of said Austin City Lofts Condominiums, and in part with the east bank of Shoal Creek, **N16°46'11"E**, passing at a distance of 44.39 feet, a calculated point at a corner in the north line of said Austin City Lofts Condominiums, and from which calculated corner, a "X" cut in concrete found bears, **S83°09'33"W**, a distance of 0.22 feet, and continuing for a total distance of **54.00** feet to a 1/2-inch iron rod with "Pflugel" cap found for an angle point hereof, said point being at the common west corner of said 506 West 0.218 acre and 0.350 acre tracts, from which a 1/2-inch iron rod with "All Points" cap found bears, **N23°59'12"W**, a distance of 2.17 feet;

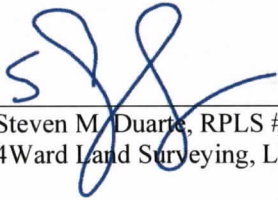
**THENCE**, with the east bank of said Shoal Creek and the west line of said 506 West 0.350 acre tract, **N16°32'03"E**, a distance of **94.38** feet to a 1/2-inch iron rod with "Pflugel" cap found for the northwest corner hereof, said corner established in a boundary line agreement recorded in Document No. 2014168010 (O.P.R.T.C.T.), and being the northwest corner of said 506 West 0.350 acre tract;

**THENCE**, with the north line of said 506 West 0.350 acre tract and the line established in said Document No. 2014168010 (O.P.R.T.C.T.), and in part with the south line of a tract conveyed to 801 West 6<sup>th</sup>, Ltd., in Document No. 2013169867 (O.P.R.T.C.T.), **S68°26'41"E**, passing at a distance of 5.02 feet, a 1/2-inch iron rod with "McGray & McGray" cap found for reference, and continuing for a total distance of **176.77** feet to a mag nail found for the northeast corner hereof, said point being in the west right-of-way line of said West Avenue, and being the common east corner of said 801 West 6<sup>th</sup> tract and said 506 West 0.350 acre tract;

**THENCE**, with the west right-of-way line of said West Avenue, and with the east lines of said 506 West 0.218 acre and 0.350 acre tracts, **S16°40'37"W**, passing at a distance of 79.05 feet, a mag nail found at the common east corner of said 506 West 0.218 acre and 0.350 acre tracts, and continuing for a total distance of **133.06** feet to the **POINT OF BEGINNING** and containing 0.5685 Acre (24,764 Square Feet) more or less.

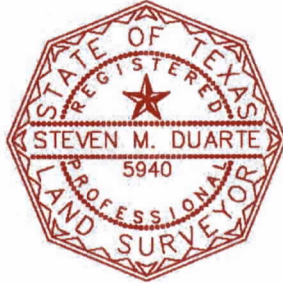
**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000060572602. See attached sketch (reference drawing: 00984\_zoning.dwg)



6/8/23

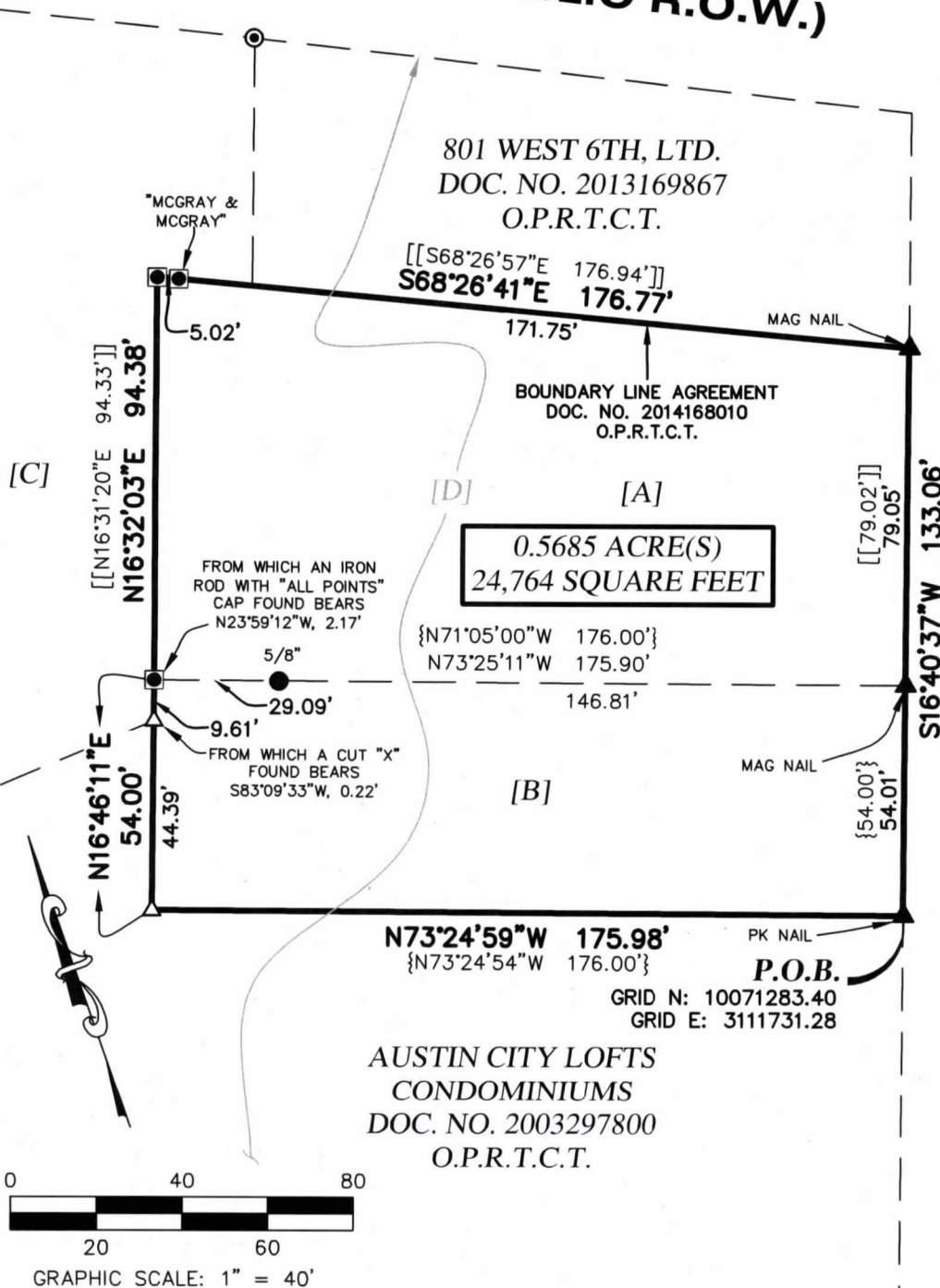
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**W. 6TH STREET  
(AKA PECAN STREET)  
(80' PUBLIC R.O.W.)**

**WEST AVENUE  
(80' PUBLIC R.O.W.)**



**0.5685 ACRE**  
**City of Austin,**  
**Travis County, Texas**



**4WARD**  
 Land Surveying  
 A Limited Liability Company

PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPELS FIRM #10174300

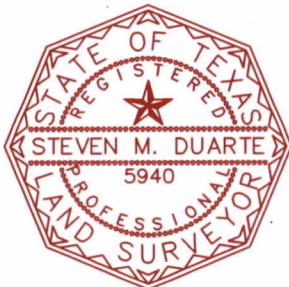
Date:	6/8/2023
Project:	00984
Scale:	1" = 40'
Reviewer:	SD
Tech:	WC
Field Crew:	JCR/KDL
Survey Date:	AUG. 2022
Sheet:	1 OF 2

[A]  
CALLED 0.350 ACRE  
506 WEST AVENUE, LP  
DOC. NO. 2019004862  
O.P.R.T.C.T.

[B]  
CALLED 0.218 ACRE  
506 WEST AVENUE, LP  
DOC. NO. 2018065852  
O.P.R.T.C.T.

[C]  
CITY OF AUSTIN  
(PER TCAD)

[D]  
OUTLOT NO. 11  
DIVISION "Z"  
OF THE GOVERNMENT  
OUTLOTS ADJOINING THE  
ORIGINAL CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS



*[Signature]*  
6/7/2023

## LEGEND

	BOUNDARY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	NAIL FOUND (AS NOTED)
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
{.....}	RECORD INFORMATION PER DOC. NO. 2018065852
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019004862

### NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060572602.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.5685 ACRE**  
**City of Austin,**  
**Travis County, Texas**

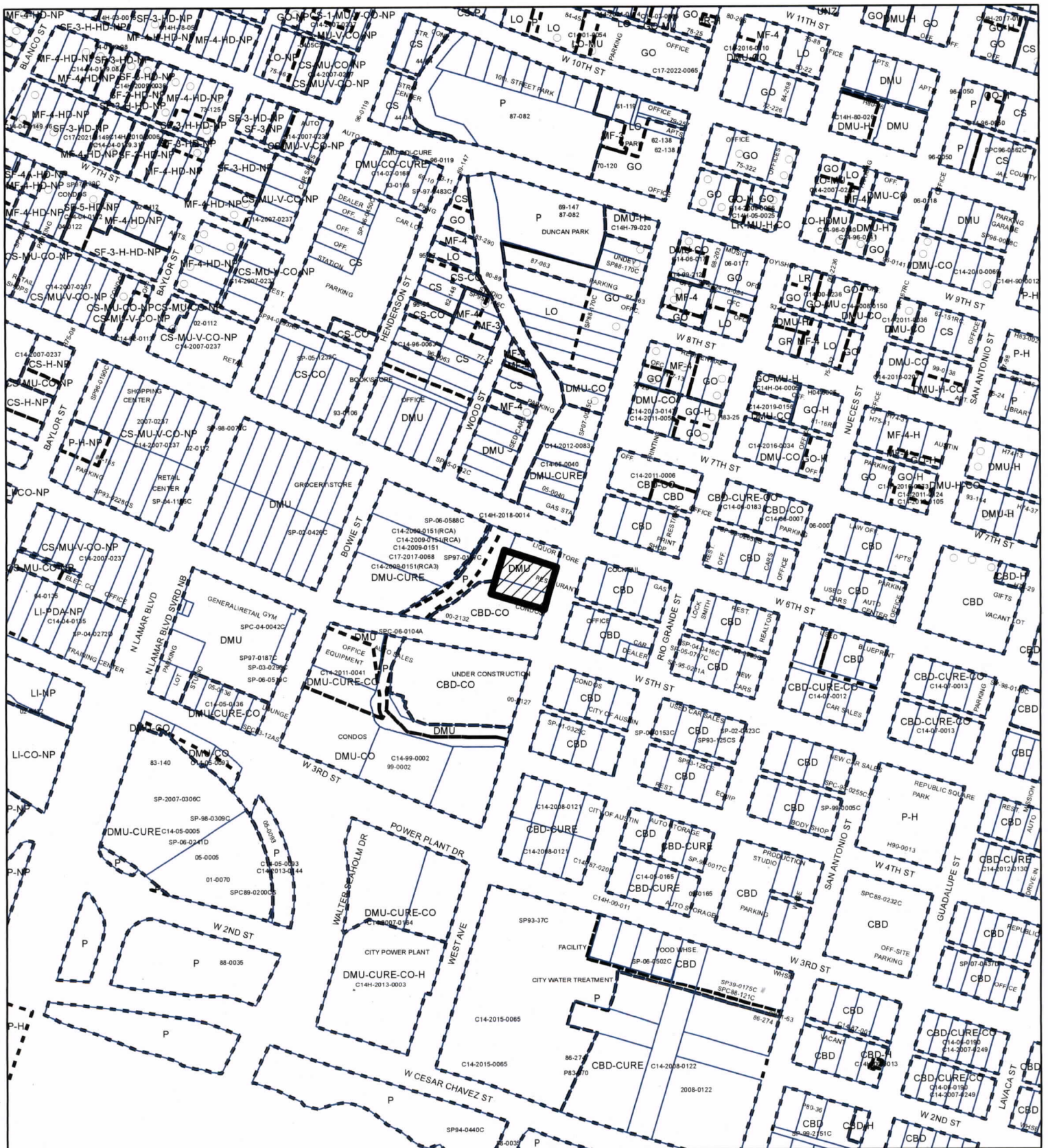


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TBPELS FIRM #10174300

COA GRID #H22 & #J22

Date:	6/8/2023
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Scale:	1" = 40'
Reviewer:	SD
Tech:	WC
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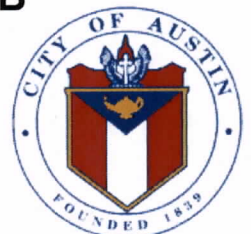




## ZONING

## EXHIBIT B

ZONING CASE#: C14-2022-0102



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 7/26/2022